Shadow Creek HOA 2026-Year Finances (Monthly)		January	February
PRIOR CHECKING BALANCE (Brought Forward)		**9,507.88**	**9,680.48**
INCOME	HOA Homeowner Fees	18,158.00	21,820.00
	Late Fees	-	
	Clubhouse Rentals	-	
Miscellaneous Refunds	Reserve Acct Income	-	2,407.00
Title Transfers		-	
Total Income (Monthly)		**18,158.00**	**24,227.00**
EXPENSES			
Reserve Account Transfers	To Reserve Acct	4,000.00	
Club House Rental Returns	Dues Refunds	-	
Legal, Bookkeeping, Corp Fees	Corp Renewal Fee	-	
CAI Insurance	Premium - Structural	-	4,551.00
CIT Finance (Phoenix, AZ.)	Loan on Roads	2,074.57	-
Hansens Landscape	Lawn Maintenance	4,500.00	11,000.00
Hansens Landscape	Lawn Sprinkler Repair	51.00	3,111.13
City of St George	Water 5 Area Meters	2,990.06	2,875.01
City of St George (Club House)	Electricity, Sewer	394.48	308.66
Club House Repairs	Club House Upkeep	-	
Southwest Utah Public Health	License, Taxes, Permits	-	
Clear Water Pool Service	Pool Maintenance	-	
Clear Water Pool Service	Pool Repairs & Parts	-	
Enbridge Gas	Pool Heating Gas	632.41	
Shirley Milller Kraft	Club House Pool Clean	200.00	200.00
Active / Western Pest Control	Pest & Tree Spraying	129.77	129.77
A-1 Locksmith Miscellaneous	Key FOBs	-	
Common Area Contingencies	Sand Hollow	-	
Tree Trimming & Removal	Misc. Site Repairs	3,013.11	
Total Expenses		**17,985.40**	**22,175.57**
CHECKING ACCOUNT			
Transfers Checking Account to Reserve Account		4,000.00	
Checking Acct Balance - End of Month in Bank		**9,680.48**	**11,731.91**
Net Change Checking Account:		+ 172.60	2,051.43
RESERVE ACCOUNT			
Beginning Monthly Balance		**431.59**	**461.59**
Deposits to Reserves	Transfers to Reserves	4,100.00	
Interest Earned - Service Charges	Charges/Interests	-	0.01
Withdrawals From Reserves	Cash Withdraw Debits	(4,070.00)	
Transfers to/from Checking Acct - Transfers with Checking			
Balance as of End of Month		**461.59**	**461.60**
Total Cash Accounts (Checking + Reserve)		**10,142.07**	**12,193.51**
Amount of Increase / (Decrease)		+ 202.60	+ 2,051.21